1 The Westfield-Washington Advisory Plan Commission held a meeting on
2 Monday, March 15, 2010 scheduled for 7:00 PM at the Westfield City Hall.
3
4 **Opening of Meeting:** 7:00 PM
5
6 **Roll Call**: Note Presence of a Quorum
7
8 **Commission Members Present:** Cindy Spoljaric, Dan Degnan, Robert Spraetz, Robert
9 Horkay, William Sanders, Danielle Tolan, and Steve Hoover.
10
11 **City Staff Present:** Kevin Todd, Senior Planner; Ryan Schafer, Planner I; and Brian
12 Zaiger, City Attorney
13
14 **Approval of the Minutes:**
15
16 Motion: To approve the March 1, 2010 Public Hearing Meeting Minutes as presented.
17
18 Motion by: Horkay; Second by Hoover; Vote: Passed by voice vote
19
20
21 Todd reviewed the Public Hearing Rules and Procedures.
22
23 Todd reported that 1003-PUD-03 has been continued to the April 19, 2010 APC Meeting
24 in order to respond to comments made during the March 1, 2010 Public Hearing.
25
26
27 **NEW BUSINESS**
28
29 Case No.   1003-DP-02 & 1003-SIT-02
30 Petitioner   Simply Leisure, Inc.
31 Description   16950 Westfield Park Road; Petitioner requests Development Plan and
32   Site Plan Review for a proposed 268 square-foot greenhouse structure on
33   approximately 0.9 acre in the EI District.
34
35 Todd reviewed the petition, which is for a proposed greenhouse structure. He stated
36 since the public hearing two weeks ago, the petitioner has submitted revised, compliant
37 plans with the exception of the perimeter pathway requirement. He stated that the
38 petitioner has submitted a waiver request for the pedestrian pathway to not be required
39 along Westfield Park Drive. Todd stated that staff supports this request, which is
40 consistent with similar projects along Westfield Park Drive. He stated that staff also
41 recommends approval of 1003-DP-02 and 1003-SIT-02 as presented.
42
43 Mr. David Mueller reviewed details of the project.
44

1   Hoover asked does the waiver for the pathway mean it will never be constructed or does
2   that mean it will be constructed at a time when there is connectivity.
3
4   Todd responded that there is a condition in the report that if there is a time when the City
5   sees this as an appropriate path to install, the property owner will participate.
6
7   Degnan expressed concern that if everyone along Westfield Park Road has the same
8   condition regarding connectivity, it will never get built.
9
10 Motion: To approve the associated pathway waiver request related to 0910-DP-09 and
11 0910-SIT-07 with the following condition:
12
13   ● That upon such time that the City deems the installation of the pathway
14   necessary, the owner shall be required to install the pathway per the City's
15   specifications.
16
17 Motion by: Sanders; Second by: Horkay; Vote: passed by voice vote
18
19 Motion: To approve 1003-DP-02 and 1003-SIT-02 as presented.
20
21 Motion by: Hoover; Second by: Sanders; Vote: 7-0
22
23
24 Case No.   1003-PUD-04
25 Petitioner   Adams and Marshall Homes, Inc.
26 Description   3600 East 161st Street; Petitioner requests an amendment to the
27   development standards for an area of Parcel J of the Bridgewater PUD.
28
29 Todd reviewed the petition stating the reason for the amendment is to allow single family
30 detached housing be developed on the site. He stated that staff recommends sending this
31 petition to the Westfield City Council with a positive recommendation.
32
33 Spoljaric asked since this is a change in the PUD, will they need a revised development
34 plan.
35
36 Todd responded they will be amending the plat which is already on file and has been
37 delegated to staff for internal review.
38
39 Motion: To send 1003-PUD-04 to the Westfield City Council with a positive
40 recommendation.
41
42 Motion by: Horkay; Second by: Hoover; Vote: 7-0
43
44
45

1
2 **CITY COUNCIL LIAISON COMMENTS**
3
4 Hoover stated the Council Subcommittee is currently working on the SR 32 Overlay
5 which will include architectural standards as well as landscaping.
6
7
8 **ADJOURNMENT** (7:23)
9
10
11 Approved (date)
12
13
14 _____
15 President, Robert Smith, Esq.
16
17
18 _____
19 Vice President, Cindy Spoljaric
20
21
22 _____
23 Secretary, Matthew S. Skelton, Esq., AICP
24